

Topsfield Planning Board
Informational Meeting on Elderly Housing Districts
February 19, 2008

Chairman Morrison called the meeting to order at 7:30 PM. Board members present were Martha Morrison, Gregor Smith and Robert Winship. Roberta Knight, Community Development Coordinator was also present.

Visitors: Developers Alan Berry and Frank Iovanella, and their respective representatives. Refer to attendance sheets for others residents, press and town officials present.

Minutes: Member Gregor Smith made the motion to approve the minutes of February 5, 2008 as written; seconded by member Bob Winship; so voted 3-0.

New Meadows Golf Course Development

At 8:00PM, Principal Frank Iovanella, Attorney Michael McCarron, Architect Wayne Hunt, and Engineer James McDowell made a formal presentation on the proposed senior development to be located off Wildes Road within the golf course and responded to questions from Board members and attendees.

Presentation covered:

- Six (6) buildings with four (4) units each; unit sizes range from 2,100 to 2,600 sq. ft., length of building 141 ft. long and 52 ft. wide; wood shingles and wood trim
- Reviewed floor plan for first floor to include master bedroom, living room, dining room, kitchen and second floor to include bedroom, loft area and small bathroom
- Four buildings will be walk-outs
- No common building or pool
- Carve out lot for development with boundaries and easements
- Two (2) septic tanks for each building; two foot higher gradings for septic systems; found good soils; use of 3,600 gallons per unit for design flow
- Town water, bring in on Wildes Road from Route 1
- Storm water issues addressed under DEP guidelines for Smart Growth using six (6) catch basins with pre-treatment devise for water quality; outflow to various points on golf course

Chairman Morrison queried as to schedules with other pertinent Town boards. The project is scheduled to go before Conservation for an ANRAD on April 15; application is in process to be filed with Board of Health. Building Inspector and Highway have no problem with development.

Financial Benefits: Attorney McCarron addressed this issue as follows:

- Preservation of open space (the golf course)
- Retain site visibility to Route One
- Diversity of housing stock
- No financial impact on school system
- Tax benefit to the Town

South Meadows at Topsfield Development

At 9:15 PM, Developer Alan Berry, Attorney Brad Latham and Project Engineer Larry Beales joined the Board to make their formal presentation on the proposed senior development located at 12 Boston Street, commonly known as the “Page Estate”.

At this time, Chairman Morrison recused herself from the proceedings due to a potential conflict of interest since she is an employee of Boston College who is the owner of the property. Ms. Morrison turned the chairmanship of the meeting over to member Gregor Smith.

Presentation covered:

- 52 units on a 68 acre site; the entire parcel to be placed within the Elderly Housing District
- Condominium use
- Filed ANRAD with Conservation Commission; wetlands have been flagged and mapped; line boundary has been approved by Conservation Commission
- Town Water will be brought to site from Rowley Bridge Road and Conservation has approved Notice of Intent for boring under the wetlands for the water line
- Soils tested in Spring of 2007 and concentrated in two areas; with perks up to twenty minutes; sufficient perks for the intended septic system that is designed using latest bio technology for purification of outflow
- Building on 18 acres with 50 acres of open space
- Entrance the same as now, but needs Mass Highway review and approval
- Roadway widths of 20 feet
- Development to include clubhouse and pool
- Intent is to stay outside of buffer zone
- Field on Route 1 to remain for 300 feet surrounded by a stonewall; scenic view from Route 1 to be protected
- Low energy lighting
- Walking paths throughout site
- 2 and 3 unit buildings with 1 ½ and 2 story townhouses with garage on ends

Financial Benefits: Developer Alan Berry addressed this issue as follows:

- Annual taxes based on average townhouse assessment of \$675,000 would be approximately \$468,000 per year for the development
- One time building permit at approximately \$130,000
- Two bedroom units priced from \$600K to \$750K each designed on single-family septic flow under Topsfield BOH regulations

In response to two issues of concern by area residents, Mr. Barry stated that there would be no affordable component for this development. He was not interested in building single-family homes, but approximately 25 to 30 single family homes could possibly be built on the site.

The meeting was adjourned at 10:23 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator